



**JAMES  
ANDERSON**



## TO LET

Norroy Road, Putney, SW15

## £2,200 Per Month

Per Month

Stunning two bedroom property to rent with a south facing private rear terrace. The property comprises a lovely bright reception room, dining room, two bedrooms, modern bathroom and a lovely modern kitchen with doors out to a private south facing terrace.

Norroy Road is perfectly situated just off Putney High Street giving easy access to Putney Train station, East Putney Tube and the River Thames.



Two Bedrooms



Modern Bathroom



Large Bright Reception Room



Modern Kitchen



EPC C / Council Tax C / Holding Deposit £507.69



Putney Train Station



Putney High School



River Thames



Central Putney



Minimum Term 12 Months / Deposit £2538.46



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Norroy Road

Approximate Gross Internal Area = 719 sq ft / 66.8 sq m



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First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

